

075.0

0001

0001.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

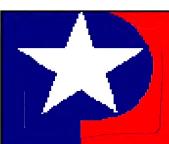
Total Card / Total Parcel

USE VALUE:

1,104,700 / 1,104,700

ASSESSED:

1,104,700 / 1,104,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		ROBIN HOOD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: VINCENT NAZAR	
Owner 2:	
Owner 3:	

Street 1: 4 ROBIN HOOD RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: DANDREA RAFFAELE P -

Owner 2: -

Street 1: 4 ROBIN HOOD RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .288 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1930, having primarily Brick Veneer Exterior and 2527 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12540	Sq. Ft.	Site			0	70.	0.63	4									557,342						557,300	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							12540.000		542,300		5,100		557,300		1,104,700						47185	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					09/09/20	

USER DEFINED

Prior Id # 1:	47185
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/30/21	03:34:01
LAST REV	
Date	Time
09/09/20	15:34:13
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 075.0-0001-0001.0

Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date

2022	101	FV	542,300	5100	12,540.	557,300	1,104,700		Year end	12/23/2021
2021	101	FV	512,100	5100	12,540.	557,300	1,074,500		Year End Roll	12/10/2020
2020	101	FV	355,900	5100	12,540.	557,300	918,300	918,300	Year End Roll	12/18/2019
2019	101	FV	306,800	5100	12,540.	557,300	869,200	869,200	Year End Roll	1/3/2019
2018	101	FV	306,800	5100	12,540.	477,700	789,600	789,600	Year End Roll	12/20/2017
2017	101	FV	306,800	5100	12,540.	445,900	757,800	757,800	Year End Roll	1/3/2017
2016	101	FV	306,800	5100	12,540.	382,200	694,100	694,100	Year End	1/4/2016
2015	101	FV	271,400	5100	12,540.	342,400	618,900	618,900	Year End Roll	12/11/2014

SALES INFORMATION**TAX DISTRICT**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DANDREA RAFFAEL	72406-527	1	4/1/2019	Change>Sale	920,000	No	No		
	11203-393		9/1/1966			No	No	Maria F Dandrea dod 1/12/2019	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/20/2019	675	Heat App	11,000	C					9/9/2020	Measured	DGM	D Mann
5/6/2019	610	Dormers	68,600	O					10/26/2018	MEAS&NOTICE	BS	Barbara S
4/24/2019	546	Renovate	10,000	C					4/15/2009	Meas/Inspect	163	PATRIOT
									2/17/2000	Inspected	276	PATRIOT
									10/21/1999	Mailer Sent		
									10/21/1999	Measured	263	PATRIOT
									7/28/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH														
Type: 97 - Tudor	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 2	Rating: Very Good	A Bath:	Rating:	SCUTTLE.																		
Foundation: 3 - Brick or Stone	Frame: 1 - Wood	Prime Wall: 8 - Brick Veneer	Sec Wall: 2 - Clapboard	3/4 Bath: 2	Rating: Very Good	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix:	Rating:													
Roof Struct: 1 - Gable				OTHER FEATURES				1st Res Grid Desc: Line 1 # Units 1																		
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good	A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O						
Color: BROWN				Fpl: 1	Rating: Average	WSFlue:	Rating:	Other																		
View / Desir:				CONDO INFORMATION				Upper																		
GENERAL INFORMATION								Lvl 2																		
Grade: B- - Good (-)								Lvl 1																		
Year Blt: 1930		Eff Yr Blt:						Lower																		
Alt LUC:		Alt %:						Totals	RMS: 6	BRs: 3	Baths: 2	HB														
Jurisdct: G21		Fact: .						REMODELING				RES BREAKDOWN														
Const Mod:								Exterior:				No Unit	RMS	BRS	FL											
Lump Sum Adj:								Interior:				1	6	3												
INTERIOR INFORMATION				DEPRECIATION				Additions:																		
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %	Kitchen:																				
Prim Int Wal 2 - Plaster				Functional:	%	Baths:																				
Sec Int Wall:				Economic:	%	Plumbing:																				
Partition: T - Typical				Special:	%	Electric:																				
Prim Floors: 3 - Hardwood				Override:	%	Heating:																				
Sec Floors:				Total:	18.6 %	General:																				
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Totals				1	6	3												
Subfloor:				COMPARABLE SALES																						
Bsmnt Gar:				Rate				Parcel ID	Typ	Date	Sale Price															
Electric: 3 - Typical																										
Insulation: 2 - Typical																										
Int vs Ext: S																										
Heat Fuel: 2 - Gas																										
Heat Type: 3 - Forced H/W																										
# Heat Sys: 1	% Heated: 100	% AC: 100	% Sprinkled:																							
Solar HW: NO	Central Vac: NO																									
% Com Wal																										
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:																		
SPEC FEATURES/YARD ITEMS				PARCEL ID 075-0-0001-0001.0												IMAGE				AssessPro Patriot Properties, Inc						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value									
3	Garage	D	Y	1	20X20	A	AV	1930	21.25	T	40	101			5,100		5,100									
More: N				Total Yard Items:				5,100	Total Special Features:								Total:	5,100								